

DA01	SITE ANALYSIS
DA02	SITE CONTEXT
DA03	SITE CONTEXT
DA04	BULK AND SCALE STUDIES
DA05	SITE PLAN
DA06	GROUND FLOOR SITE PLAN & HARDSTAND WORKS
DA07	SITE SECTIONS
DA08	BOUNDARY ELEVATIONS
DA09	BOARDING HOUSES - PLANS & ELEVATIONS
DA10	TOWNHOUSE - BLOCK B & C - -PLANS & ELEVATIONS
DA11	TOWNHOUSE - BLOCK D & E - PLANS & ELEVATIONS
DA12	RESIDENTIAL FLAT BUILDING - PLANS
DA13	RESIDENTIAL FLAT BUILDING - ELEVATIONS
DA15	SOLAR AND VENTILATION DIAGRAMS - FROM SUN ANGLE VIEWS
DA16	SOLAR AND VENTILATION DIAGRAMS - FROM SUN ANGLE VIEWS
DA17	WINTER SHADOW DIAGRAMS
DA19	SITE SECTIONS
DA/21	LANDSCAPE CONCEPT PLAN
DA/22	RETAINED AND REMOVED TREES PLAN
DA/23	PLANTING PLAN
DA/24	PLANTING & MATERIALS PALETTE
DA/25	LANDSCAPE SECTIONS & ELEVATIONS
DA/26	RETAINED AND REMOVED TREES
DA/27	TYPICAL DETAILS
DA/28	TYPICAL DETAILS



Proposed AFFORDABLE HOUSING
DEVELOPMENT

For SOUTHERN CROSS
COMMUNITY HOUSING

At 108-114 Rawlinson Street Bega



Wollongong	Nowra	Batemans Bay
Level 1,147 Crown Street, Wollongong NSW 2500 T: 02 4226 1387	92 North Street Nowra, NSW 2541 T: 02 4421 6822	Unit 6, 9-11 Orient Street, Batemans Bay NSW 2536 T: 02 4472 7388
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LEGEND

E1	3m DRAINAGE AND SEWERAGE EASEMENT
E2	EASEMENT DRAINAGE AND SEWERAGE OVER APPROX. POSITION OF EXISTING PIPE
	9m OFFSET LINE

REV	DESCRIPTION	DATE
P1	DRAFT DA ISSUE	05.10.23

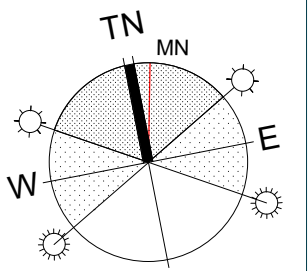
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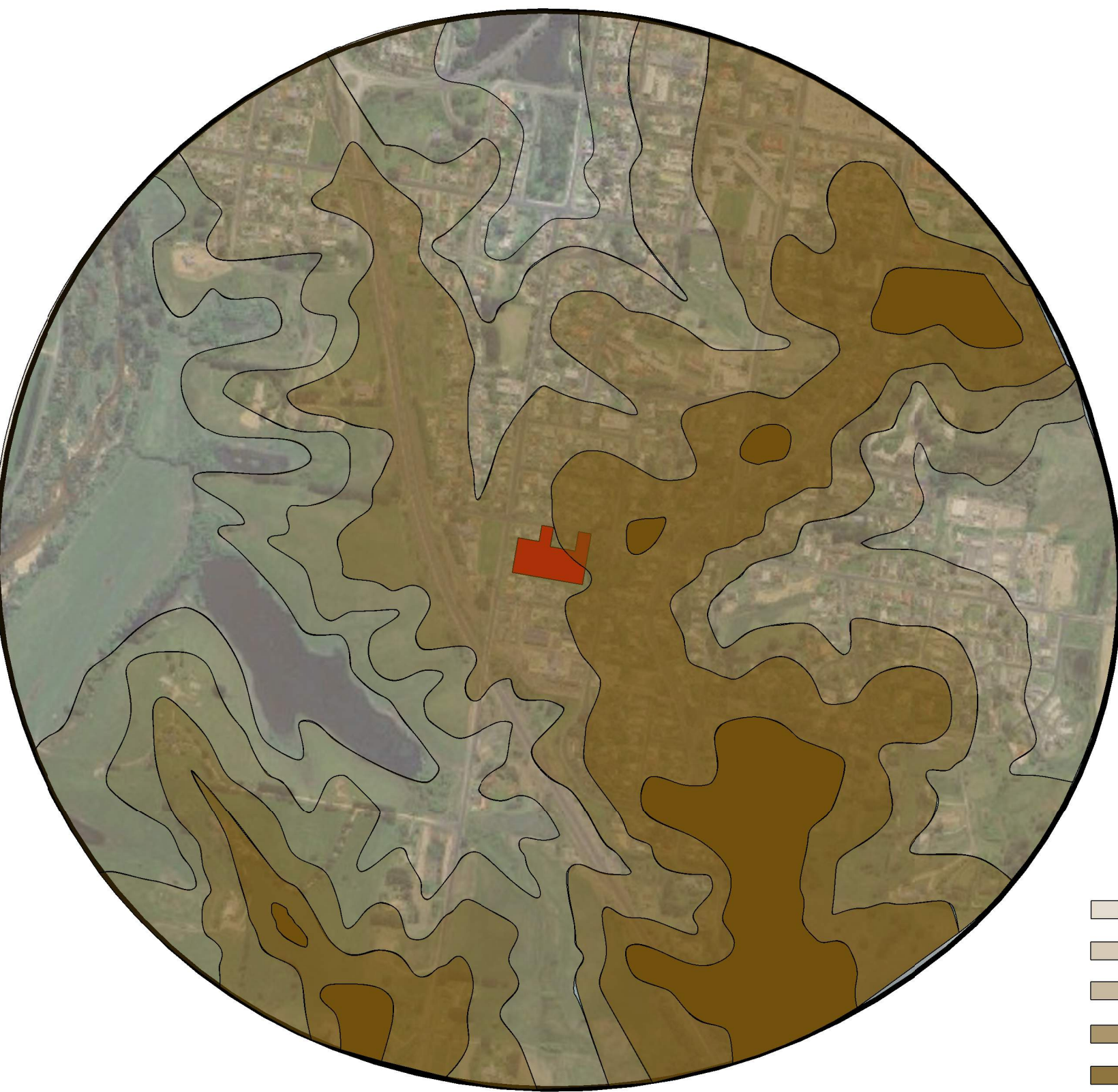
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Proposed AFFORDABLE HOUSING DEVELOPMENT
CLIENT
For SOUTHERN CROSS COMMUNITY HOUSING
SITE
At 108-114 Rawlinson Street Bega

DRAWING
SITE ANALYSIS

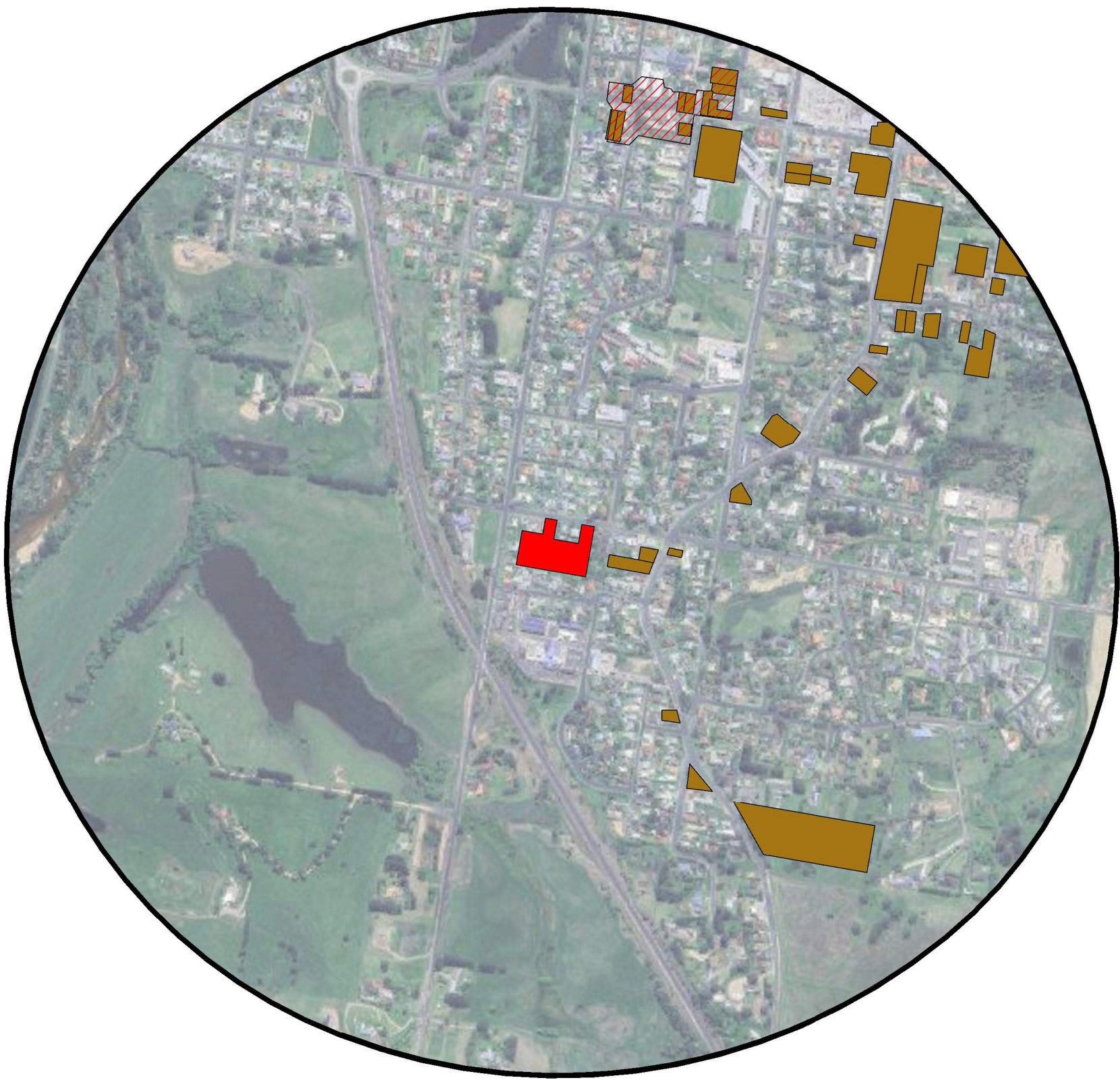


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DATE 05.10.23	DRAWN AC	CHECKED GR	No. IN SET



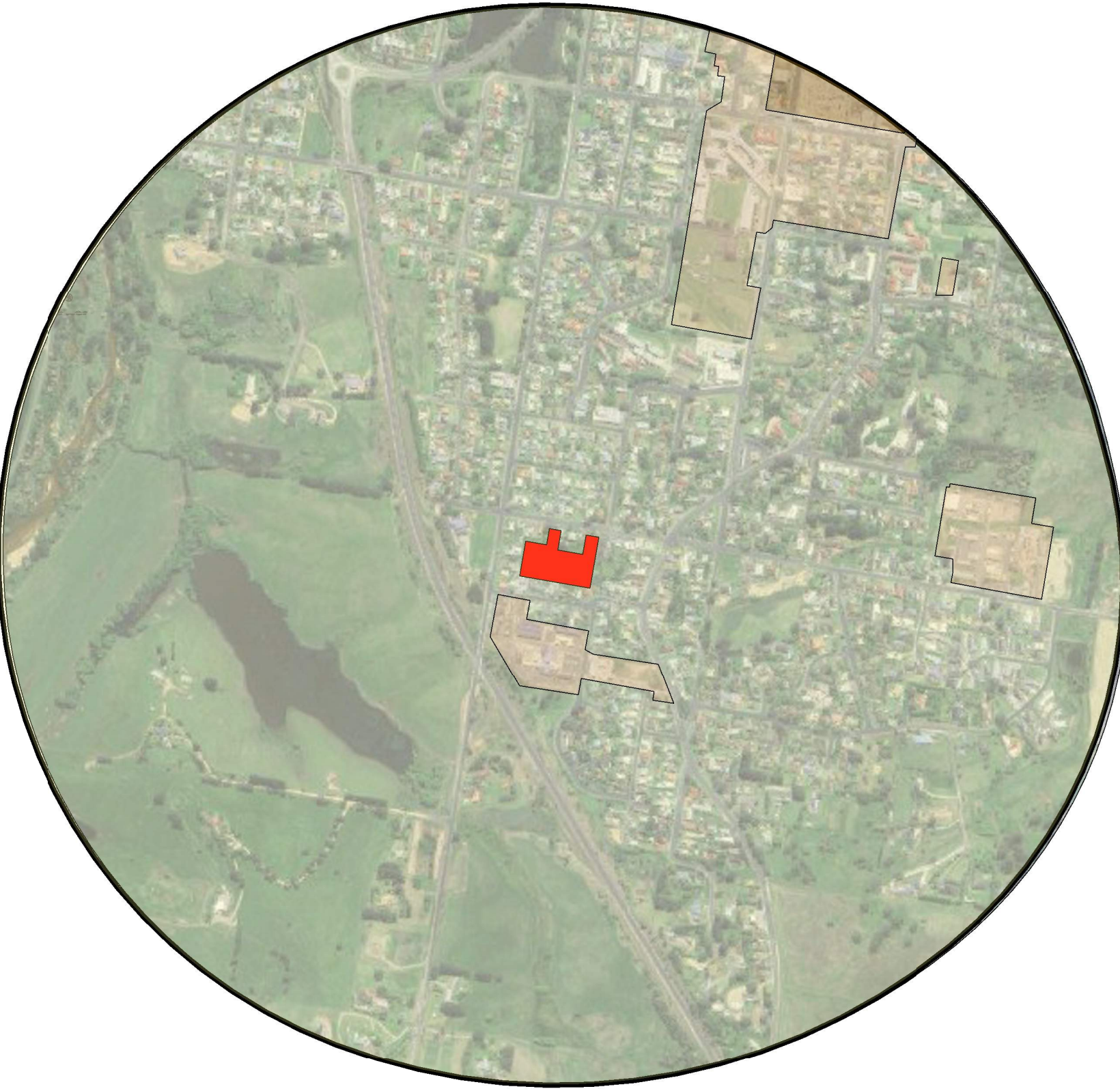
CONTOURS

- 0 - 10 AHD
- 10 - 20 AHD
- 20 - 30 AHD
- 30 - 40 AHD
- 40 - 50 AHD
- 50 - 60 AHD
- SITE (30 - 40 AHD)



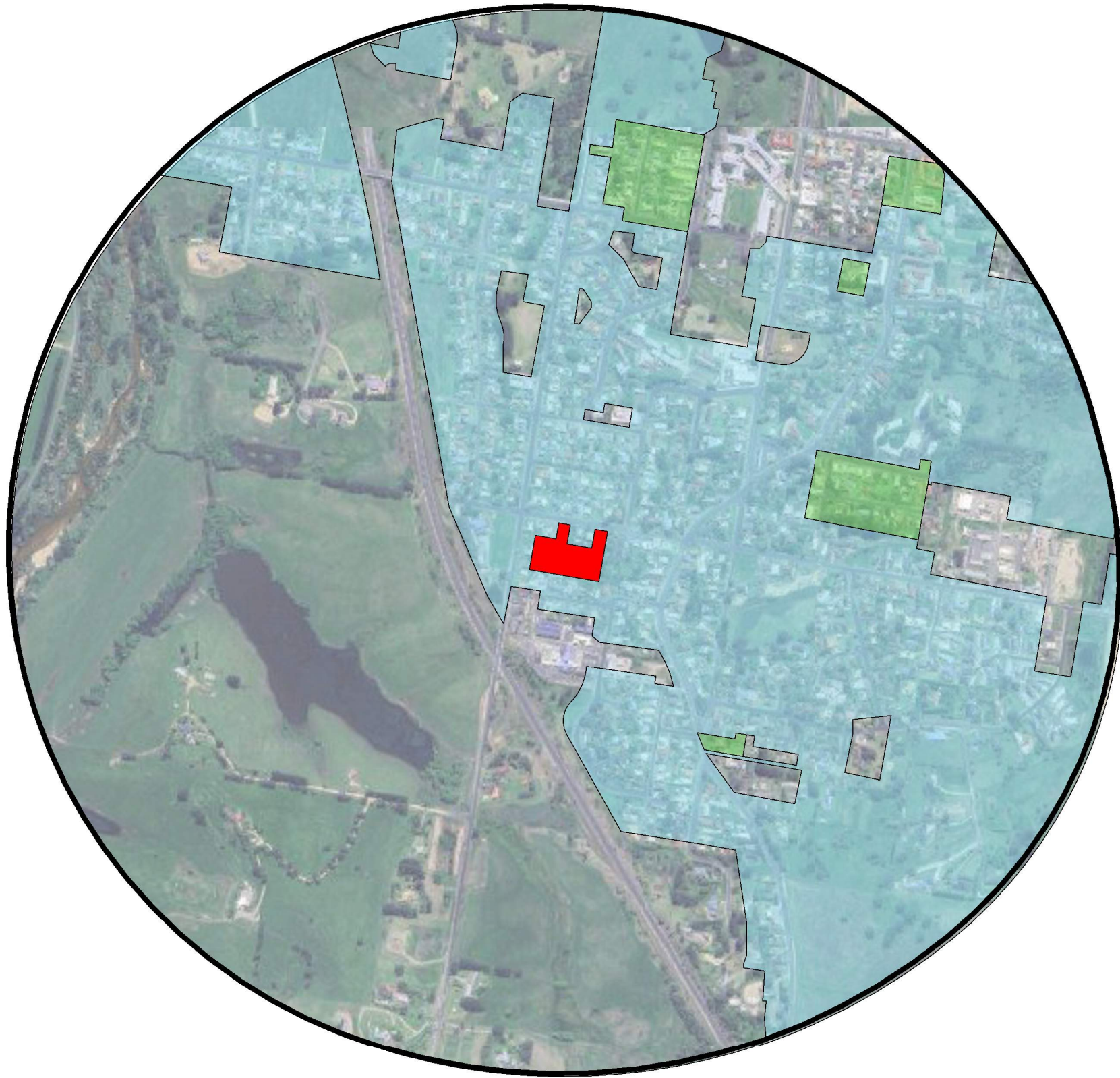
HERITAGE

- ITEM - GENERAL
- CONSERVATION AREA
- SITE



HEIGHT LIMIT

- 10m
- 14m
- 16m
- SITE (10m)



FLOOR SPACE RATIO

- 0.5:1
- 0.6:1
- SITE (0.5:1)

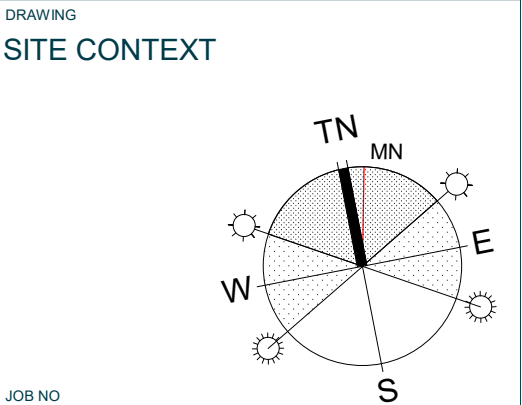
LEGEND

REV	DESCRIPTION	DATE
P1	DRAFT DA ISSUE	05.10.23

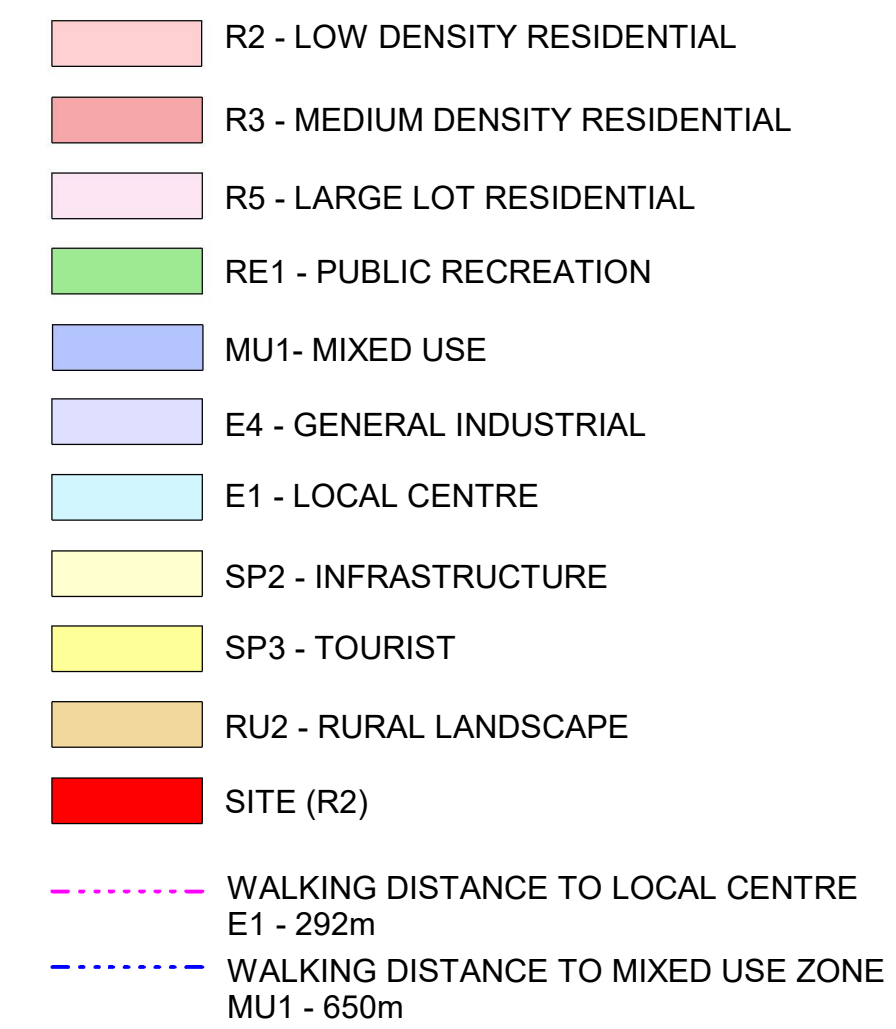
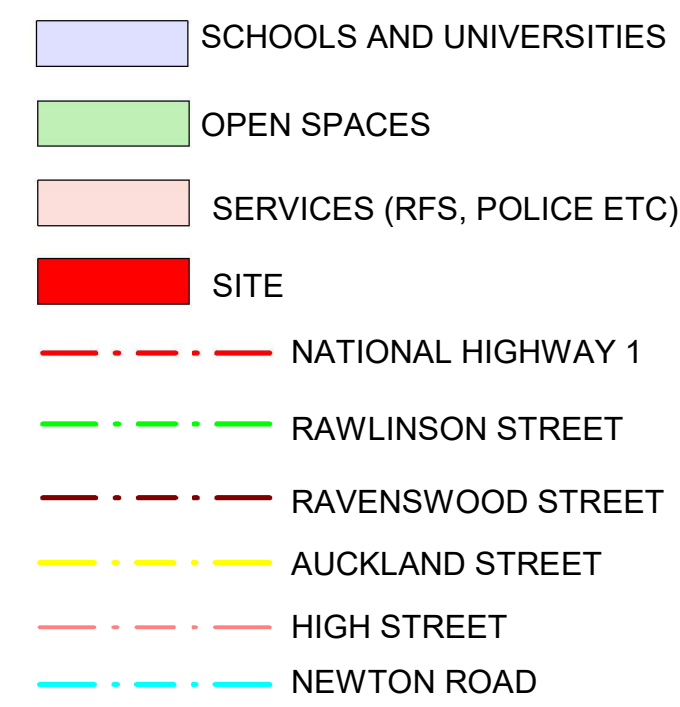
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JOB NO 23-0044	SCALES 1 : 10000 @ A1	DRAWING NO DA02	REV P1
DATE 05.10.23	DRAWN AC	CHECKED GR	No. IN SET

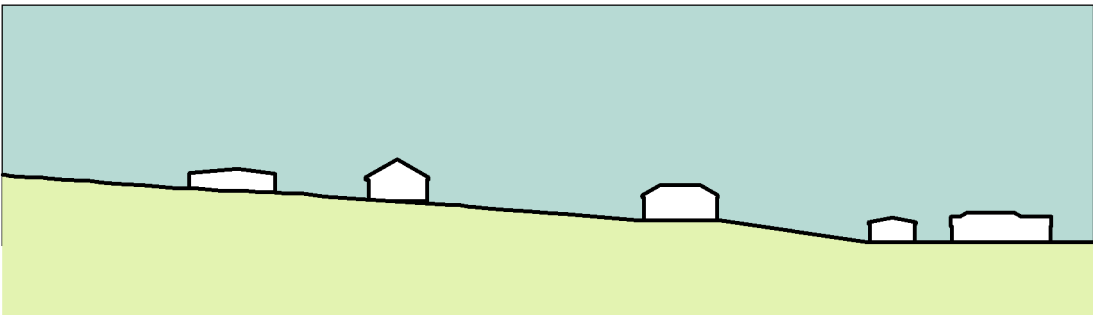
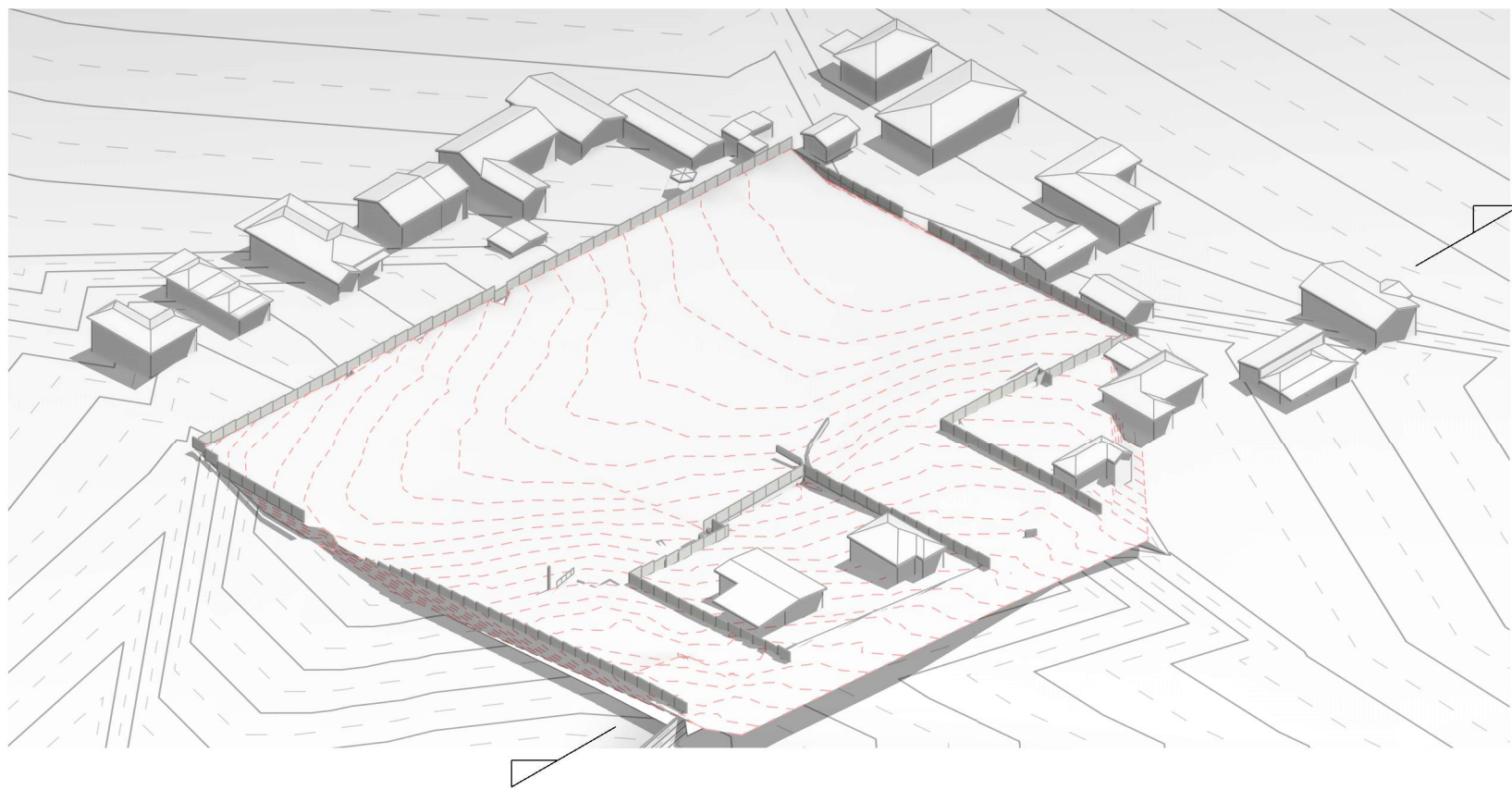


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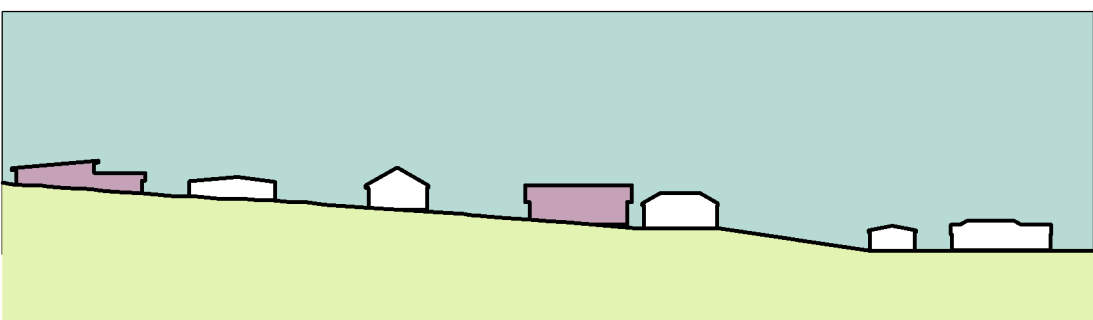
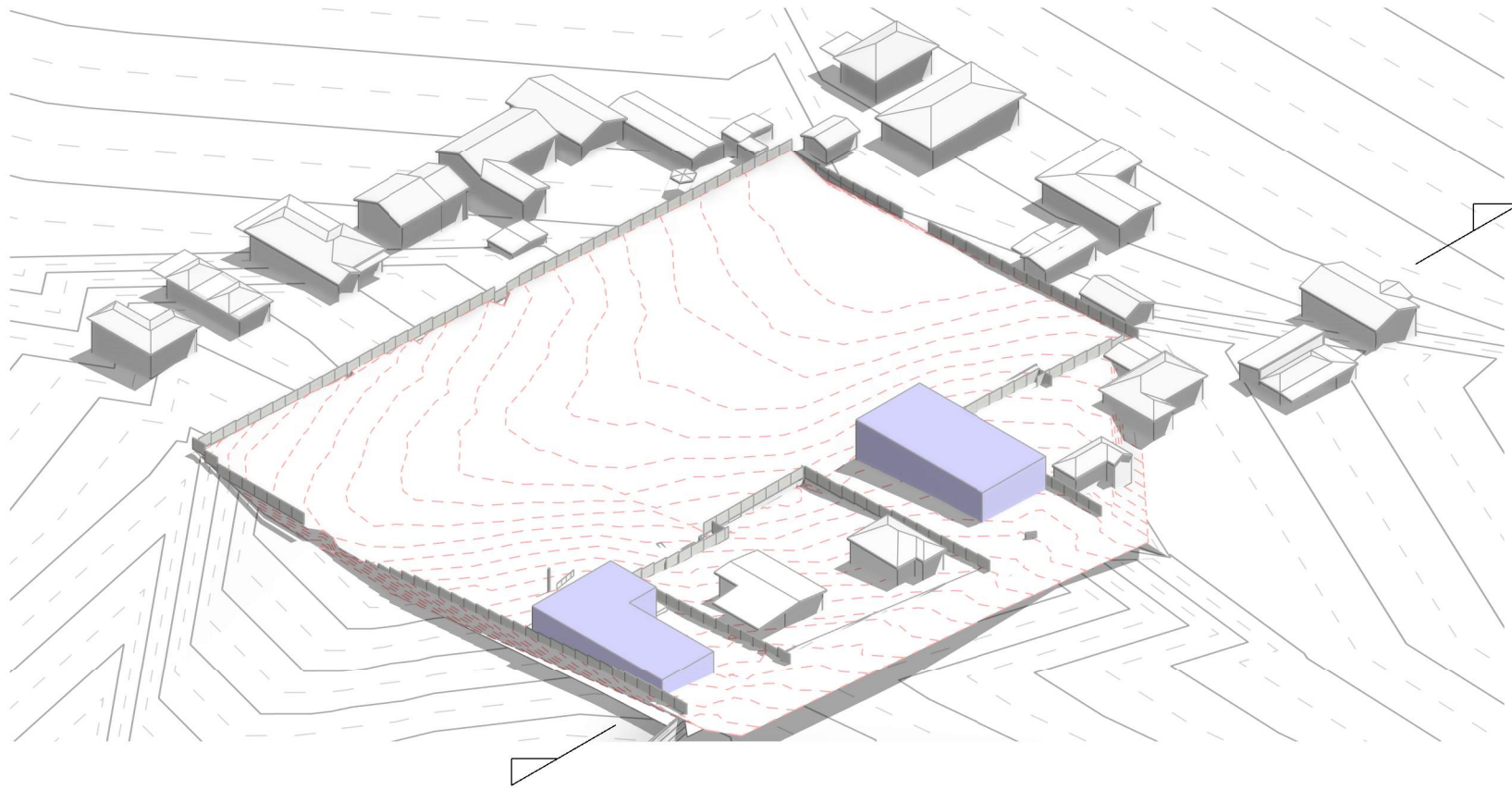
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For SOUTHERN CROSS
COMMUNITY HOUSING

SITE
At 108-114 Rawlinson Street Bega

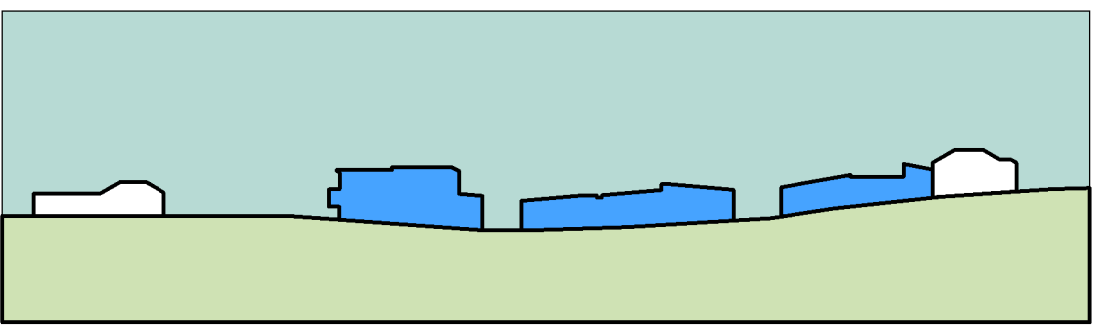
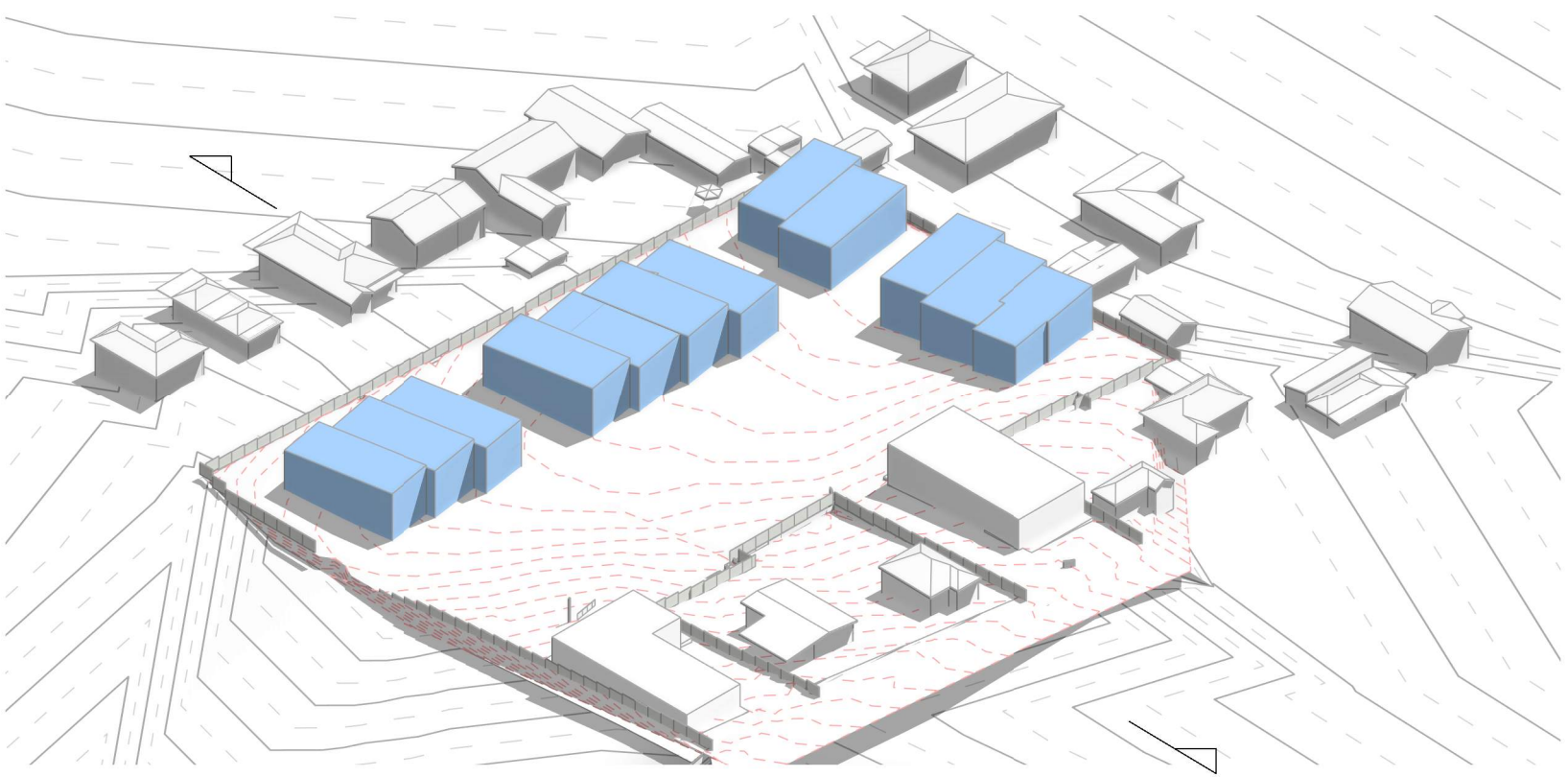




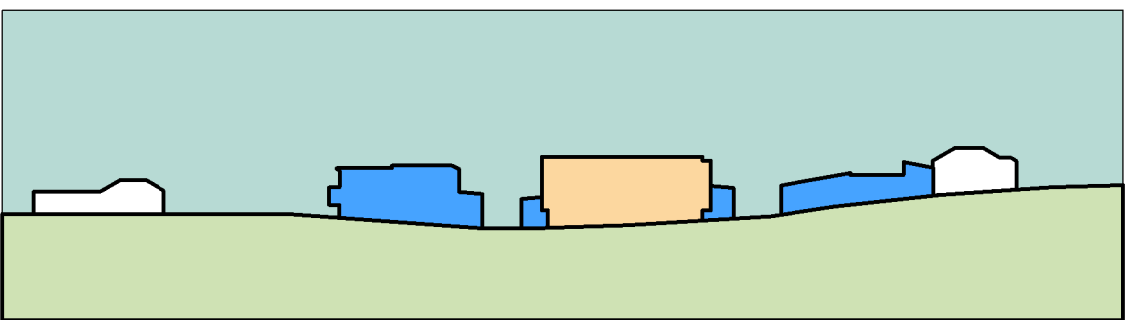
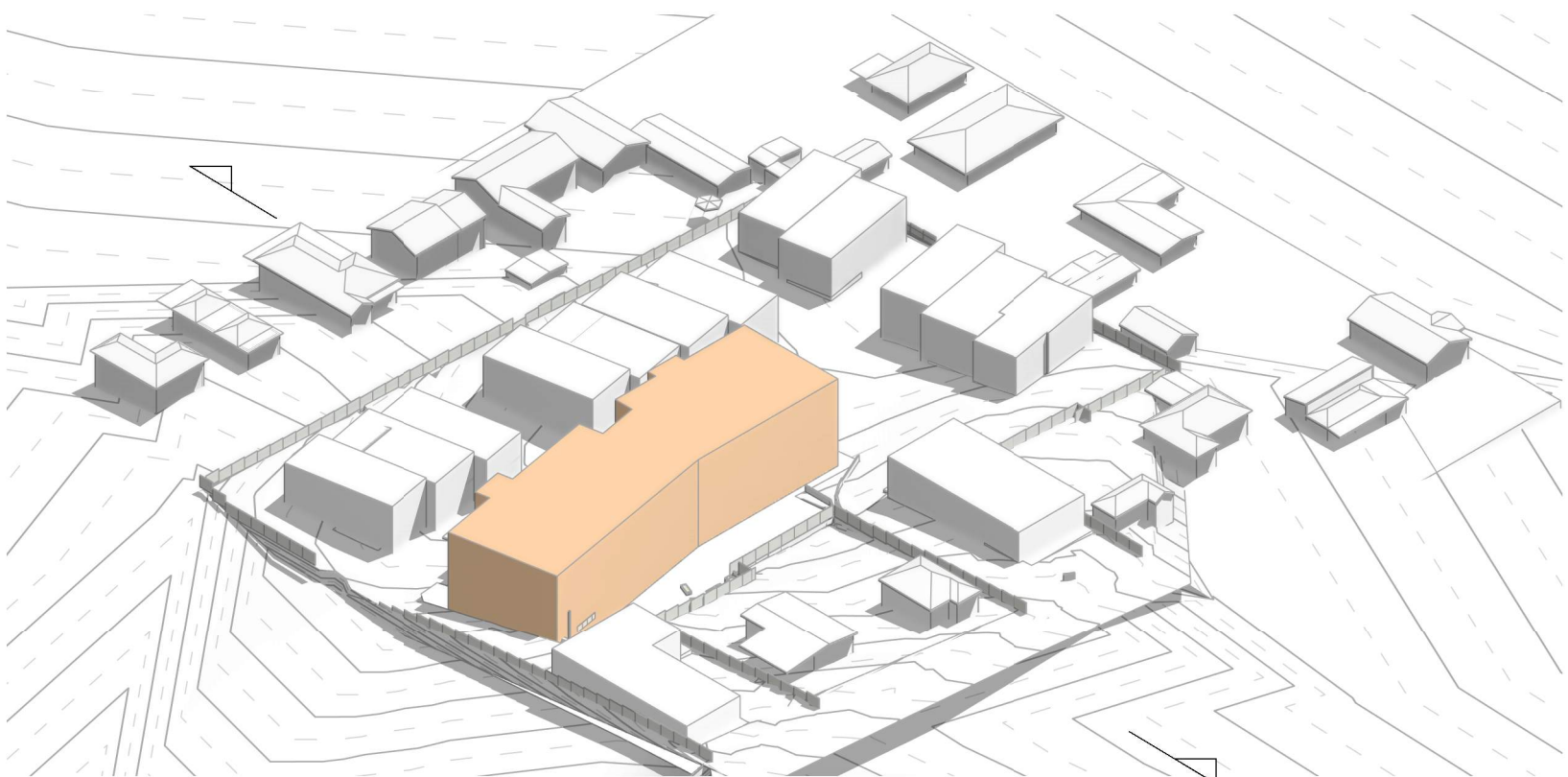
EXISTING SITE



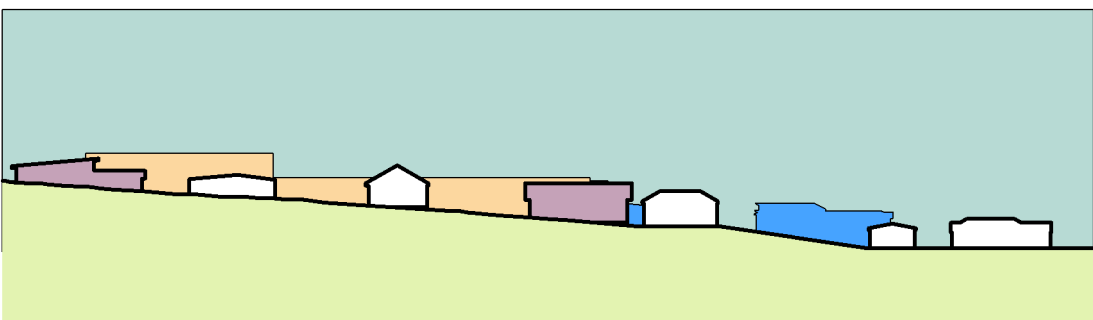
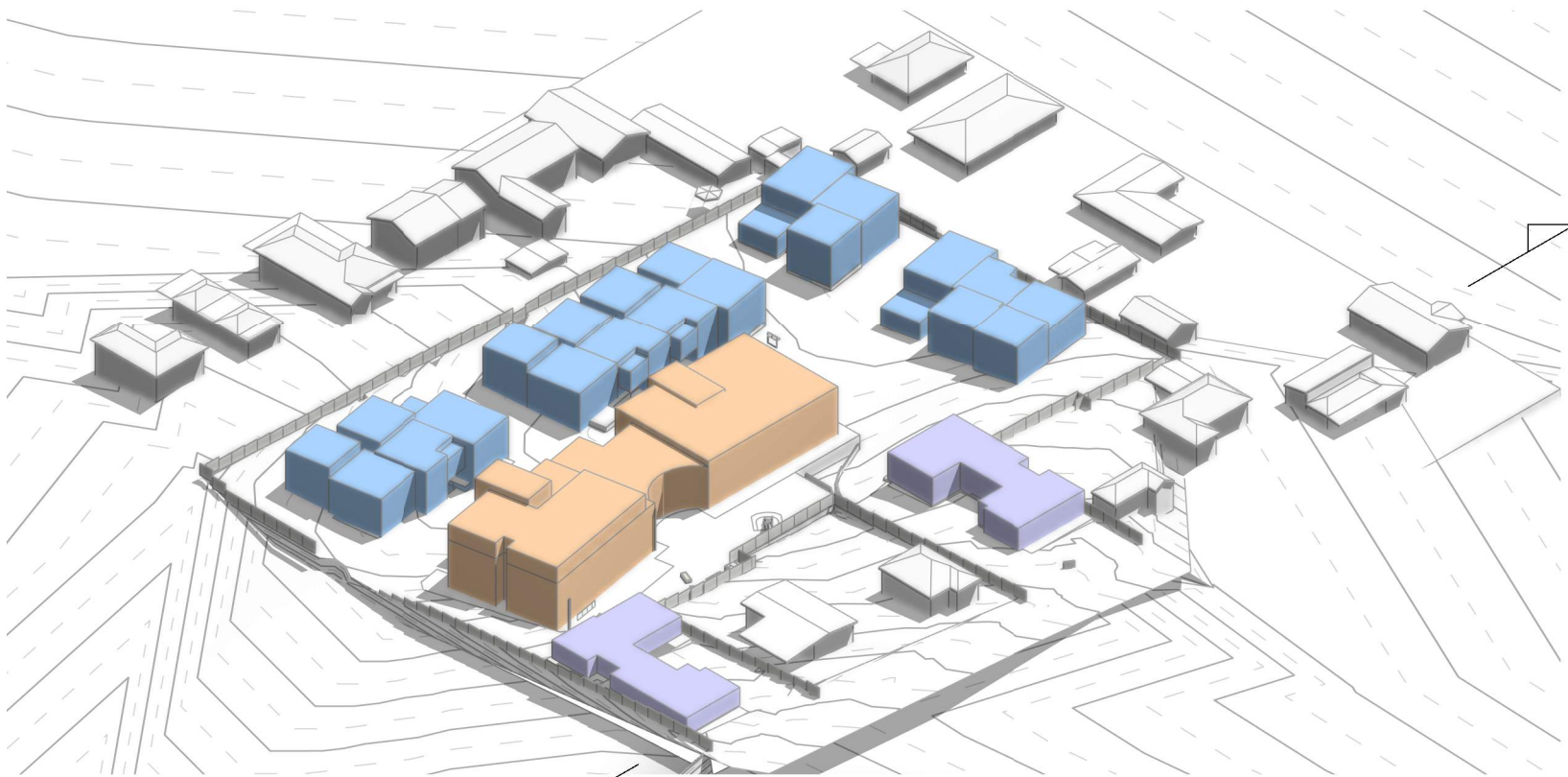
SINGLE STOREY TO CONTINUE STREET FRONTAGE AS SINGLE DWELLINGS IN FORM



TWO STOREY RESIDENTIAL FLAT BUILDINGS PERIMETER OF SITE TO PRESENT LOW DENSITY TO ADJOINING LOW DENSITY



TWO / THREE STOREY RESIDENTIAL FLAT BUILDING CENTRALLY LOCATED & SCREENED FROM SURROUNDING STREETS & PROPERTIES



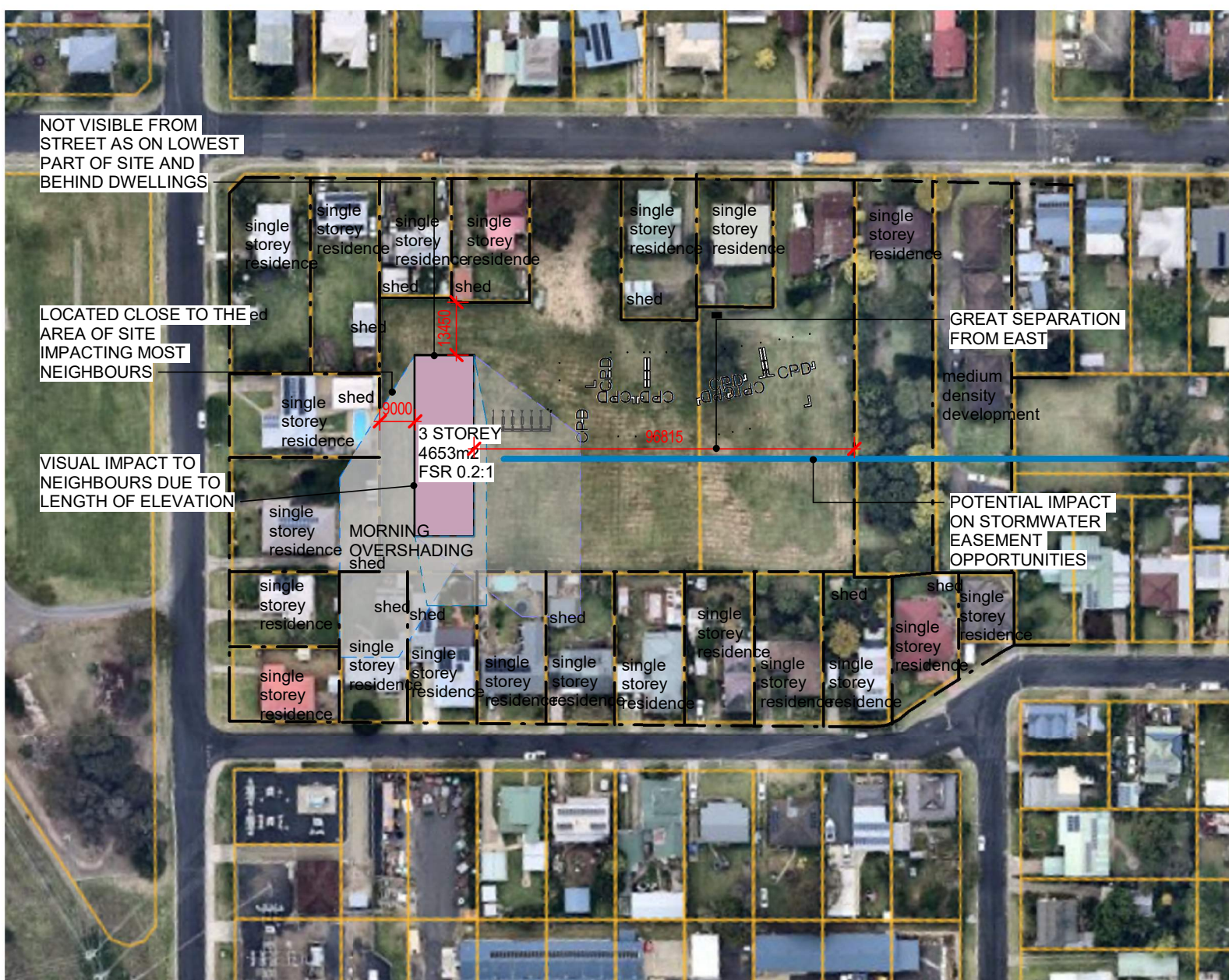
SITE MASSING AS A RESULT OF CONTEXT STUDIES. BUILDINGS TO BE BROKEN UP & ARTICULATED TO REDUCE BULK & SCALE.



OPTION 1 - RESIDENTIAL FLAT BUILDING PLACED TO THE EAST OF SITE PERPENDICULAR TO THE FRONT BOUNDARY



OPTION 2 - RESIDENTIAL FLAT BUILDING PLACED TO THE NORTH OF THE SITE PARALLEL TO THE FRONT BOUNDARY



OPTION 3 - RESIDENTIAL FLAT BUILDING PLACED TO THE WEST OF SITE PERPENDICULAR TO THE FRONT BOUNDARY

LEGEND

- 9AM SHADOW LINE
- 12PM SHADOW LINE
- 3PM SHADOW LINE

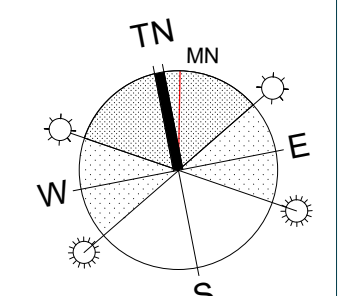
REV	DESCRIPTION	DATE
P1	DRAFT DA ISSUE	05.10.23

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DRAWING
BULK AND SCALE STUDIES



JOB NO
23-0044
SCALES As indicated @ A1
DATE 05.10.23
DRAWN AC
CHECKED GR
DRAWING NO
DA04
REV
P1
No. IN SET



LEGEND



REV	DESCRIPTION	DATE
P1	DRAFT DA ISSUE	05.10.23

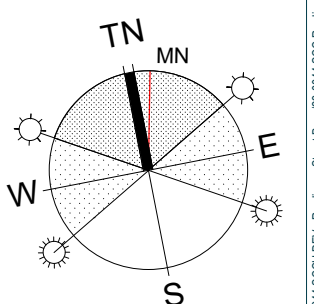
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DRAWING
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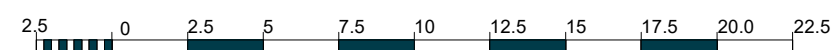


JOB NO
23-0044
SCALES 1 : 200 @ A1
DATE 05.10.23
DRAWN KU
CHECKED GR

DRAWING NO
DA06 P1
REV
No. IN SET



B
DA0



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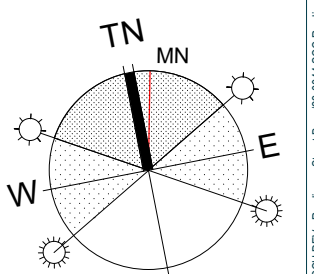
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DRAWING

SITE SECTIONS



ICB NO. 2

SCALES	As indicated @ A1	DRAWING NO.	REV.
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DRAWN AC DA07 P2

CHECKED GR



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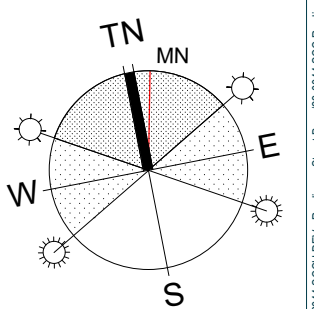
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For SOUTHERN CROSS
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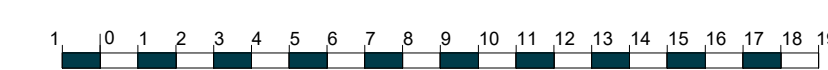
SITE
At 108-114 Rawlinson Street Bega

DRAWING

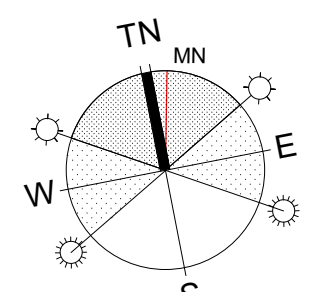
BOUNDARY ELEVATIONS



JOB NO 23-0044		S	
SCALES 1 : 250 @ A1 DATE 13.10.23 DRAWN AC CHECKED KU/GR		DRAWING NO DA08 No. IN SET	REV. P2



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	No. IN SET	

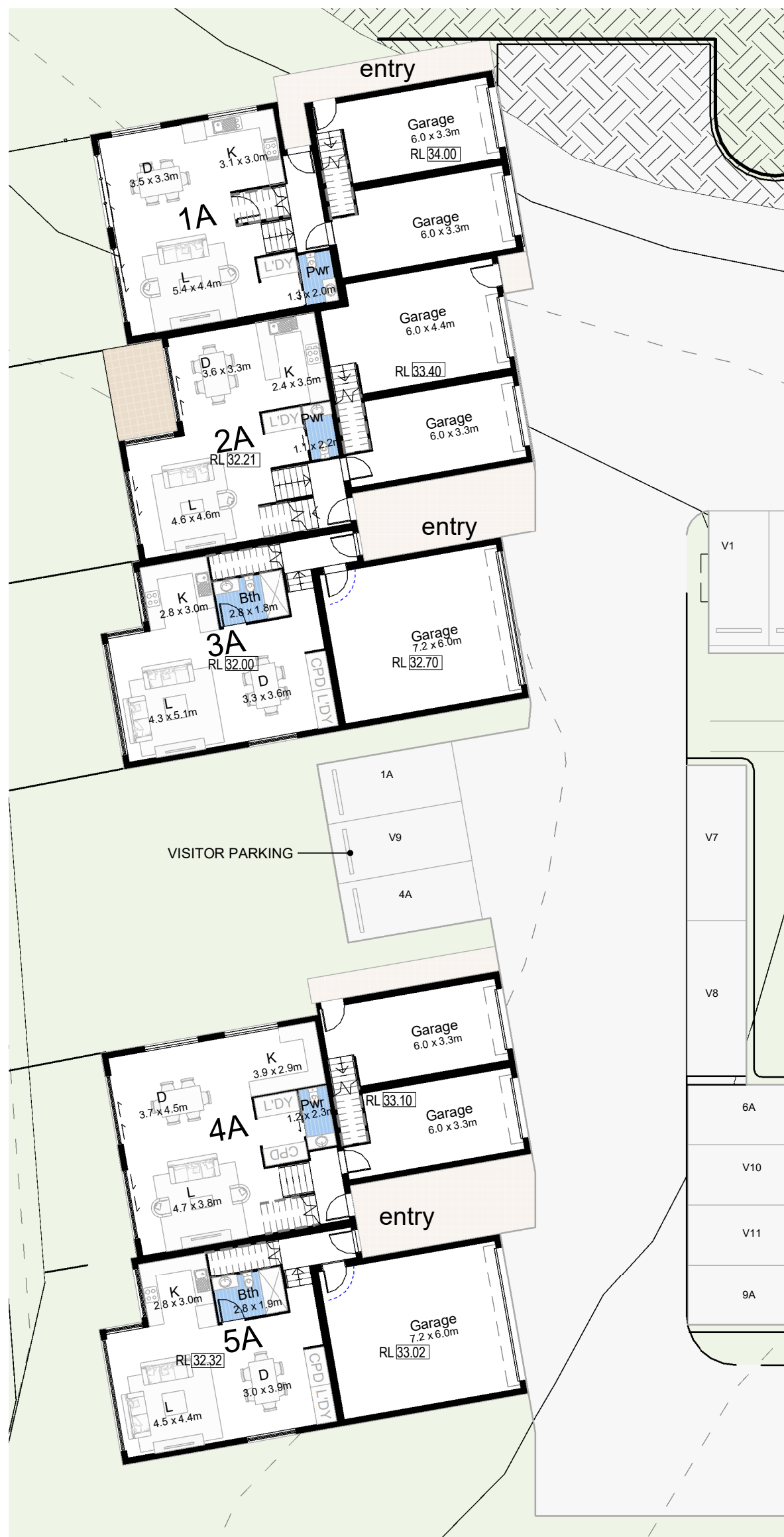


LEGEND

L	LIVING
D	DINING
K	KITCHEN
B	BEDROOM
BTH	BATHROOM
PWR	POWDER ROOM
CPD	CUPBOARD
ROBE	WARDROBE
L'DY	LAUNDRY
F	REFRIGERATOR
TCE	TERRACE/BALCONY

SCHEDULE OF AREAS

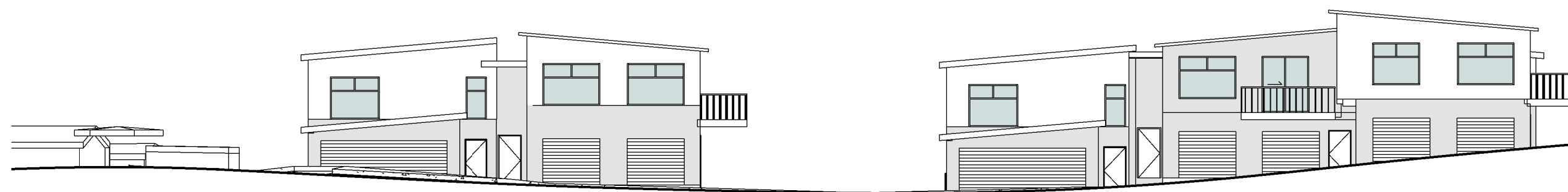
UNIT	BEDROOMS	AREA	POS
1A	3	120m ²	45.1m
2A	2	114m ²	56.7m
3A	4	138.5m ²	40.8m
4A	3	126m ²	57.9m
5A	4	138.5m ²	53.9m
1B	1	50m ²	10m ²
2B	1	46m ²	8m ²
4B	1	45m ²	9m ²



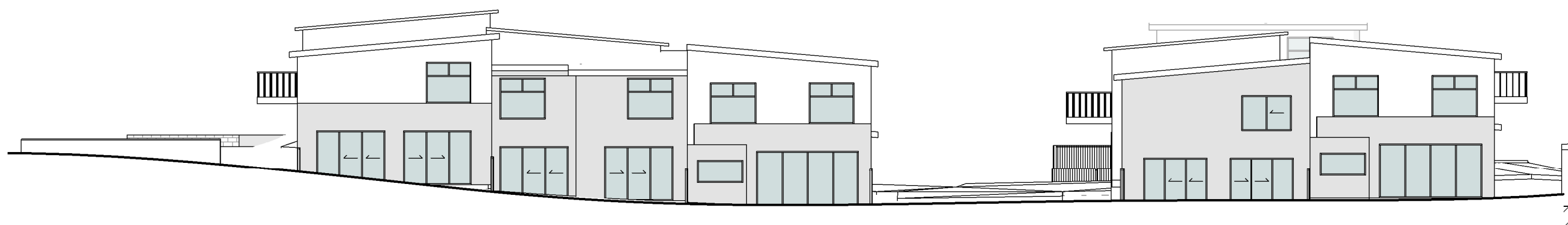
1 BLOCK B & C - GROUND LEVEL
1 : 200



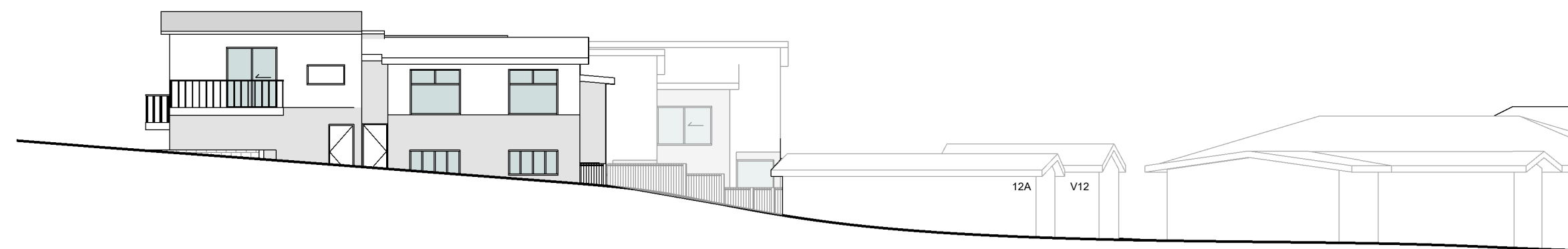
2 BLOCK B & C - LEVEL 1
1 : 200



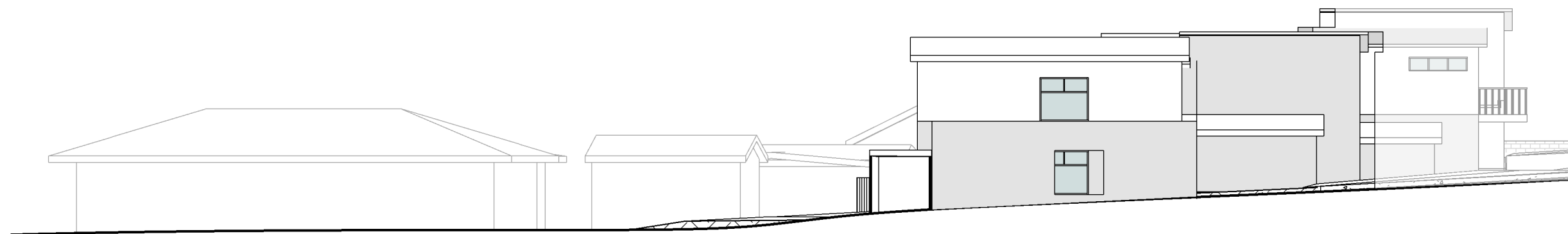
3 BLOCK B & C - EAST ELEVATION
SA06 1 : 200



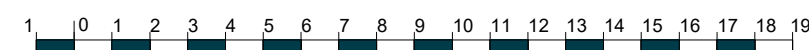
4 BLOCK B & C - WEST ELEVATION
SA06 1 : 200

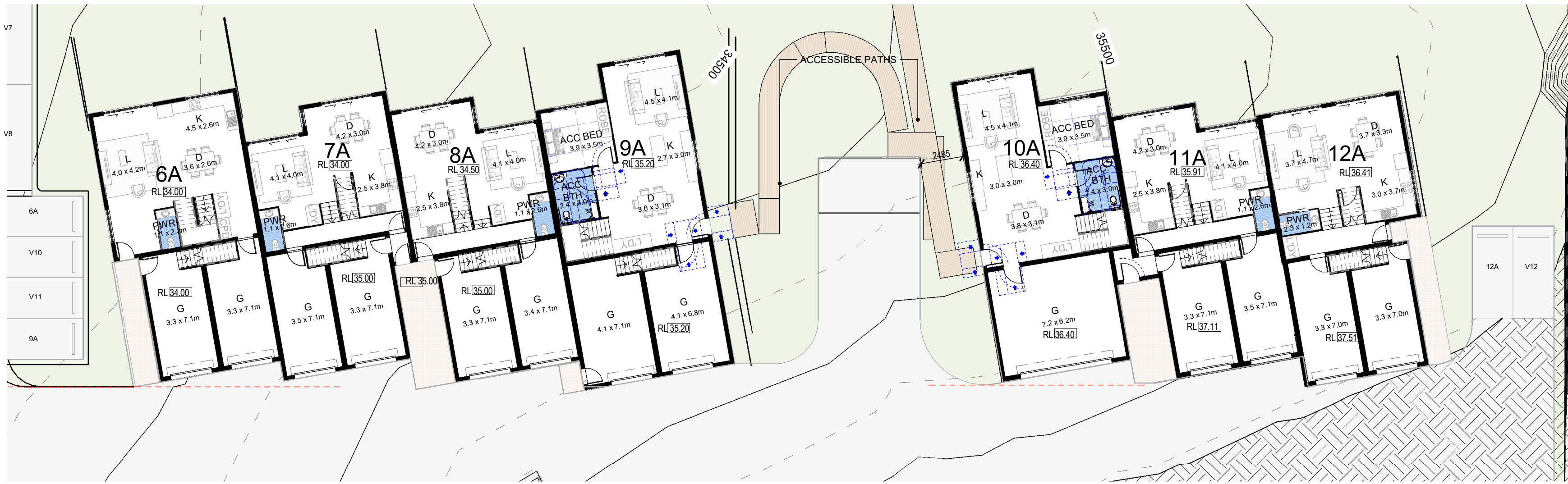


5 BLOCK B & C- NORTH ELEVATION
SA06 1 : 200



6 BLOCK B & C - SOUTH ELEVATION
SA06 1:200

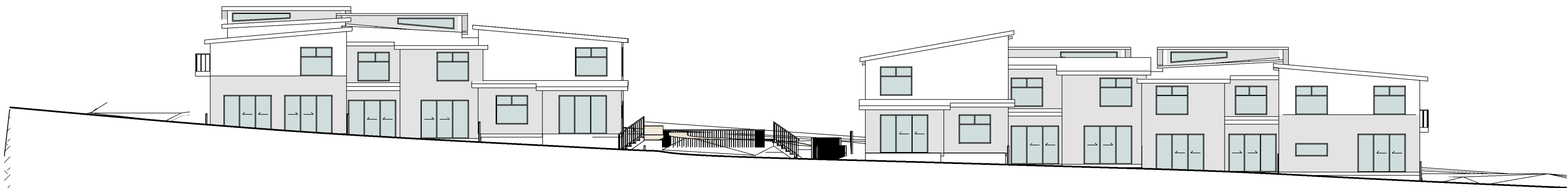




1 BLOCK D & E - GROUND LEVEL
1 : 200



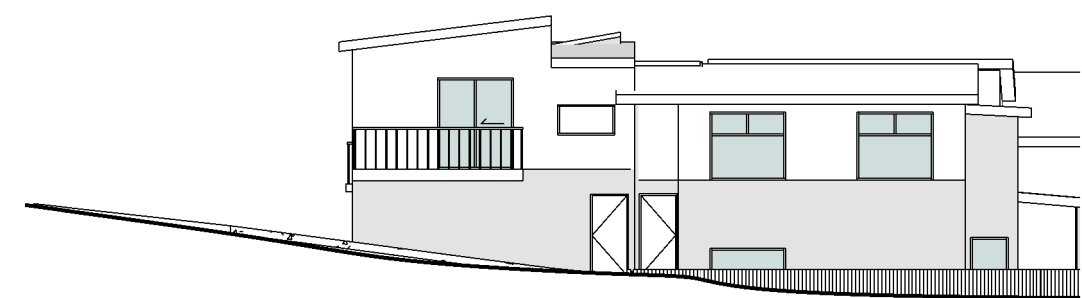
2 BLOCK D & E - LEVEL 1
1 : 200



3 BLOCK D & E - NORTH ELEVATION
SA06 1 : 200



4 BLOCK D & E - SOUTH ELEVATION
SA06 1 : 200



5 BLOCK D & E - WEST ELEVATION
SA06 1 : 200



6 BLOCK D & E - EAST ELEVATION
SA06 1 : 200



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LEGEND	
L	LIVING
D	DINING
K	KITCHEN
B	BEDROOM
BTH	BATHROOM
PWR	POWDER ROOM
CPD	CUPBOARD
ROBE	WARDROBE
L'DY	LAUNDRY
F	REFRIGERATOR
TCE	TERRACE/BALCONY

SCHEDULE OF AREAS			
UNIT	BEDROOMS	AREA	POS
6A	3	135m ²	45m ²
7A	2	110m ²	40m ²
8A	2	110m ²	40m ²
9A (ACC)	3	134m ²	40m ²
10A (ACC)	4	134m ²	40m ²
11A	2	110m ²	40m ²
12A	3	118m ²	45m ²
6B	1	49m ²	9m ²
7B	1	46m ²	8m ²
8B	1	45m ²	8m ²
9B	1	55m ²	10m ²
11B	1	45m ²	8m ²
12B	1	45m ²	9m ²

REV	DESCRIPTION	DATE
P1	DRAFT DA ISSUE	05.10.23

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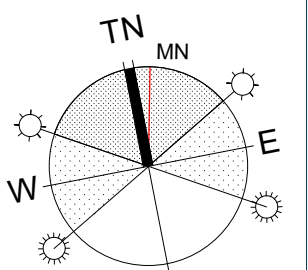
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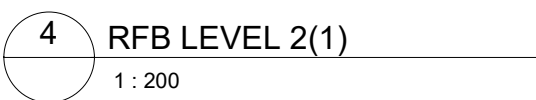
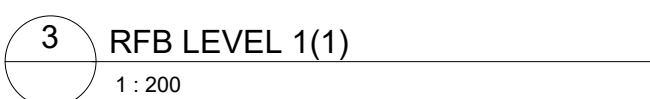
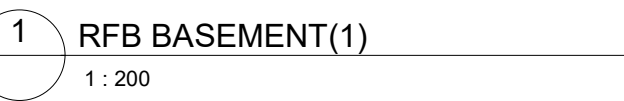
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For SOUTHERN CROSS
COMMUNITY HOUSING

SITE
At 108-114 Rawlinson Street Bega

DRAWING
TOWNHOUSE - BLOCK D & E -
PLANS & ELEVATIONS



JOB NO 23-0044	SCALES 1 : 200 @ A1	DRAWING NO DA11	REV P1
DATE 05.10.23	DRAWN AC	CHECKED GR	No. IN SET

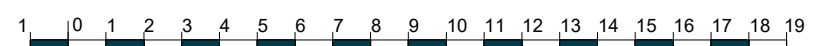
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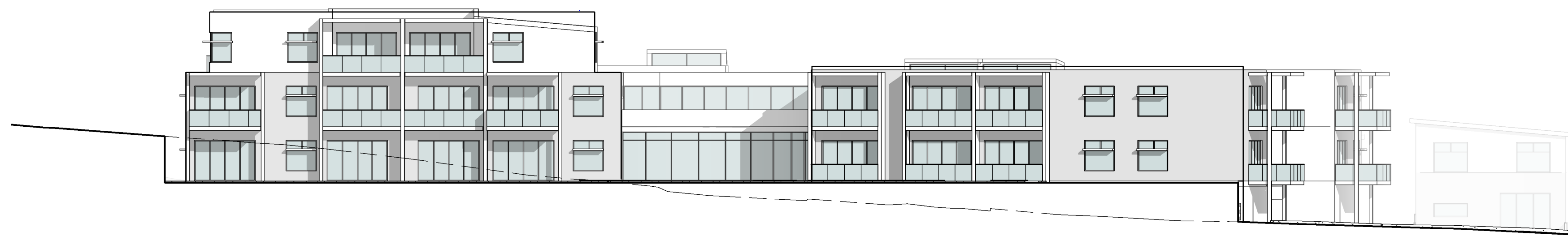
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DEVELOPMENT

CLIENT
For SOUTHERN CROSS
COMMUNITY HOUSING

SITE
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JOB NO 23-0044	S	
SCALES 1 : 200 @ A1 DATE 13.10.23 DRAWN AC/LQ CHECKED GR	DRAWING NO DA12	REV P
	No. IN SET	





1 NORTH ELEVATION
CS/03 1 : 200



2 SOUTH ELEVATION
SA06 1 : 200



3 WEST ELEVATION
DA09 1:200



4 EAST ELEVATION
CS/03 1 : 200

LEGEND

[illegible]

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PROJECT

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CLIENT
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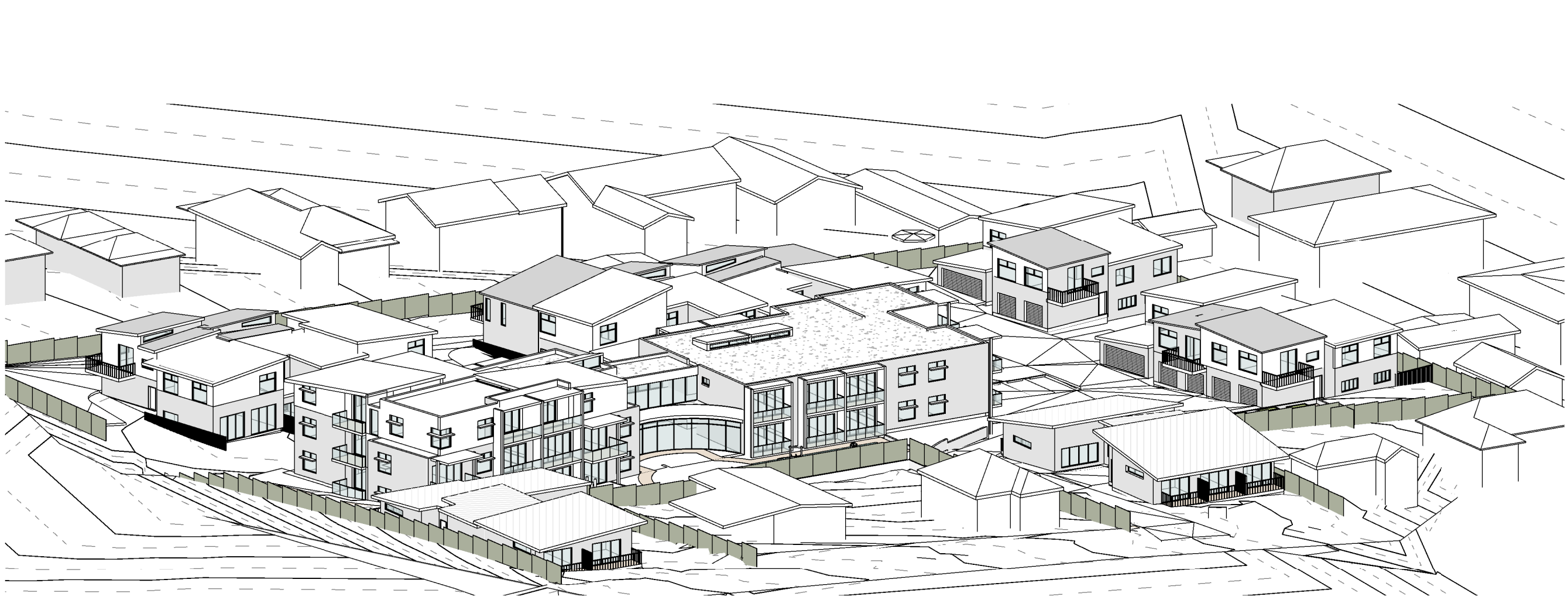
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DRAWING

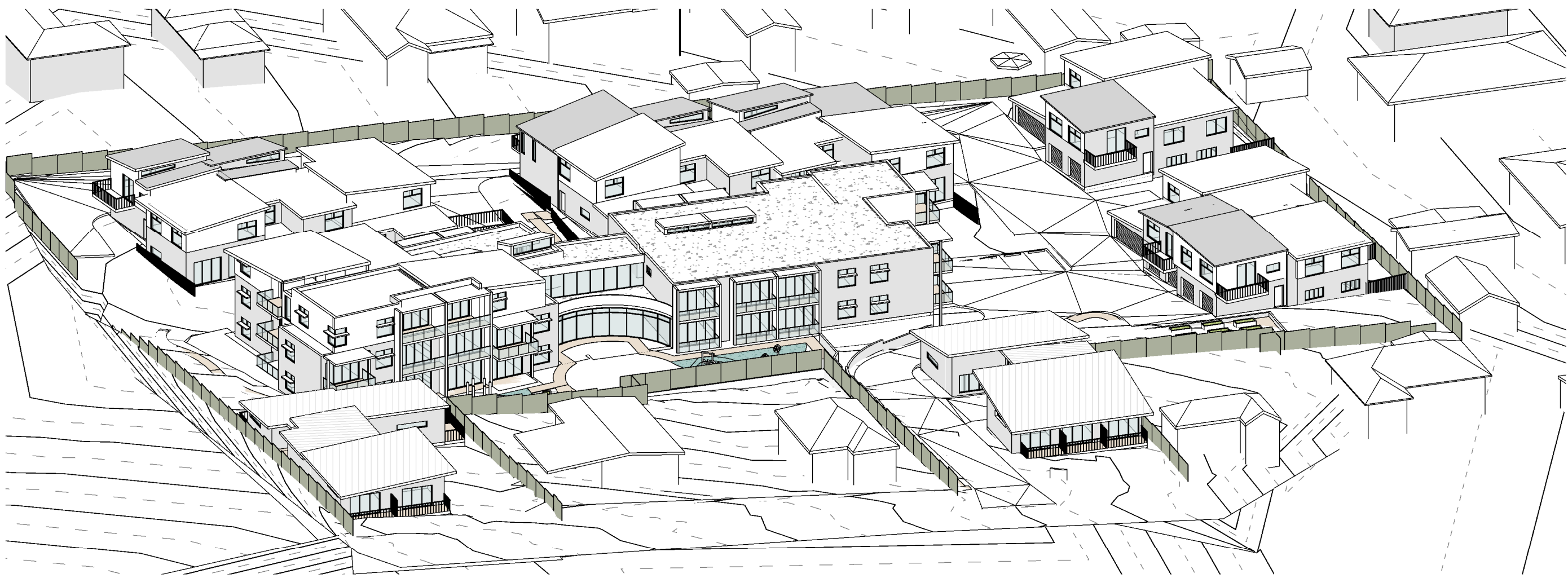
RESIDENTIAL FLAT BUILDING -
ELEVATIONS

JOB NO 23-0044		DRAWING NO	REV.
SCALES 1 : 200 @ A1		DA13	P2
DATE 13.10.23			
DRAWN AC			
CHECKED GR		No. IN SET	





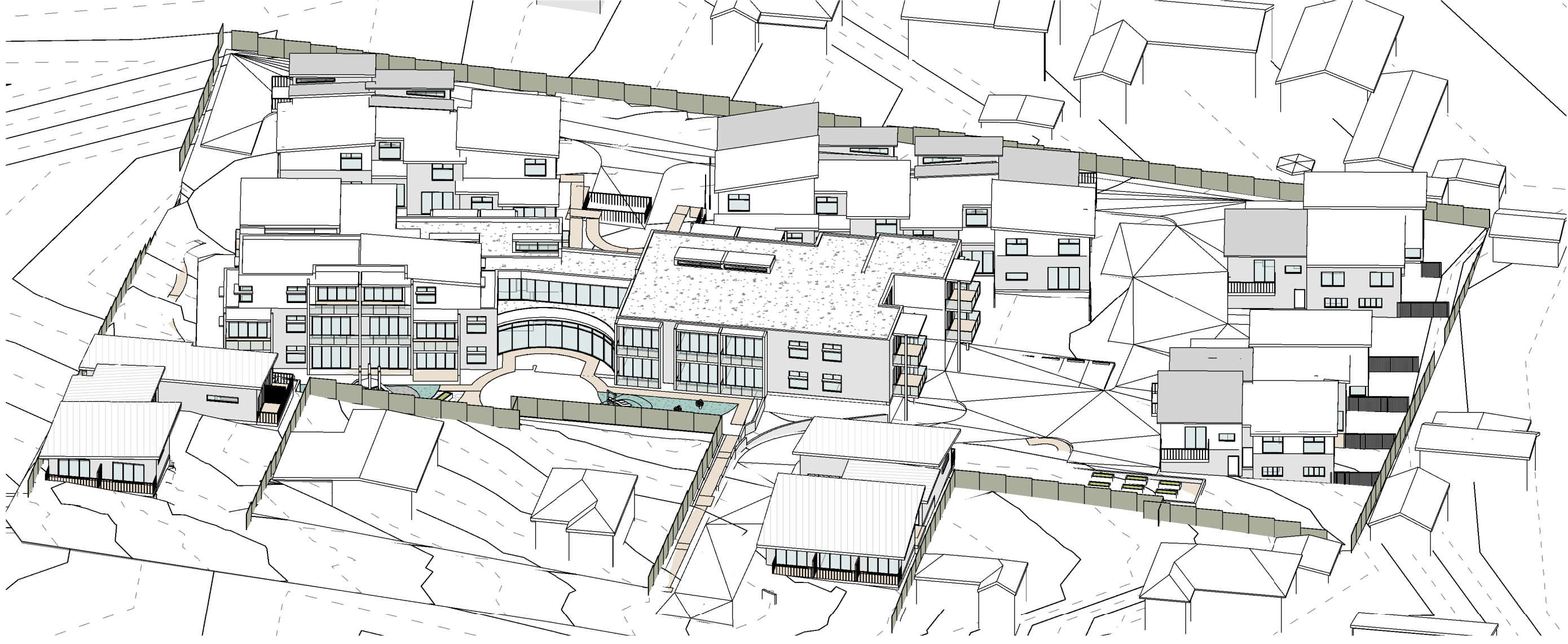
1 Solar Access 9am



2 Solar Access 10am



3 Solar Access 11am



4 Solar Access 12pm

LEGEND

REV	DESCRIPTION	DATE
P1	ISSUE	15.10.23
P2	UPDATED ROOF AND SHADOWS	13.10.23

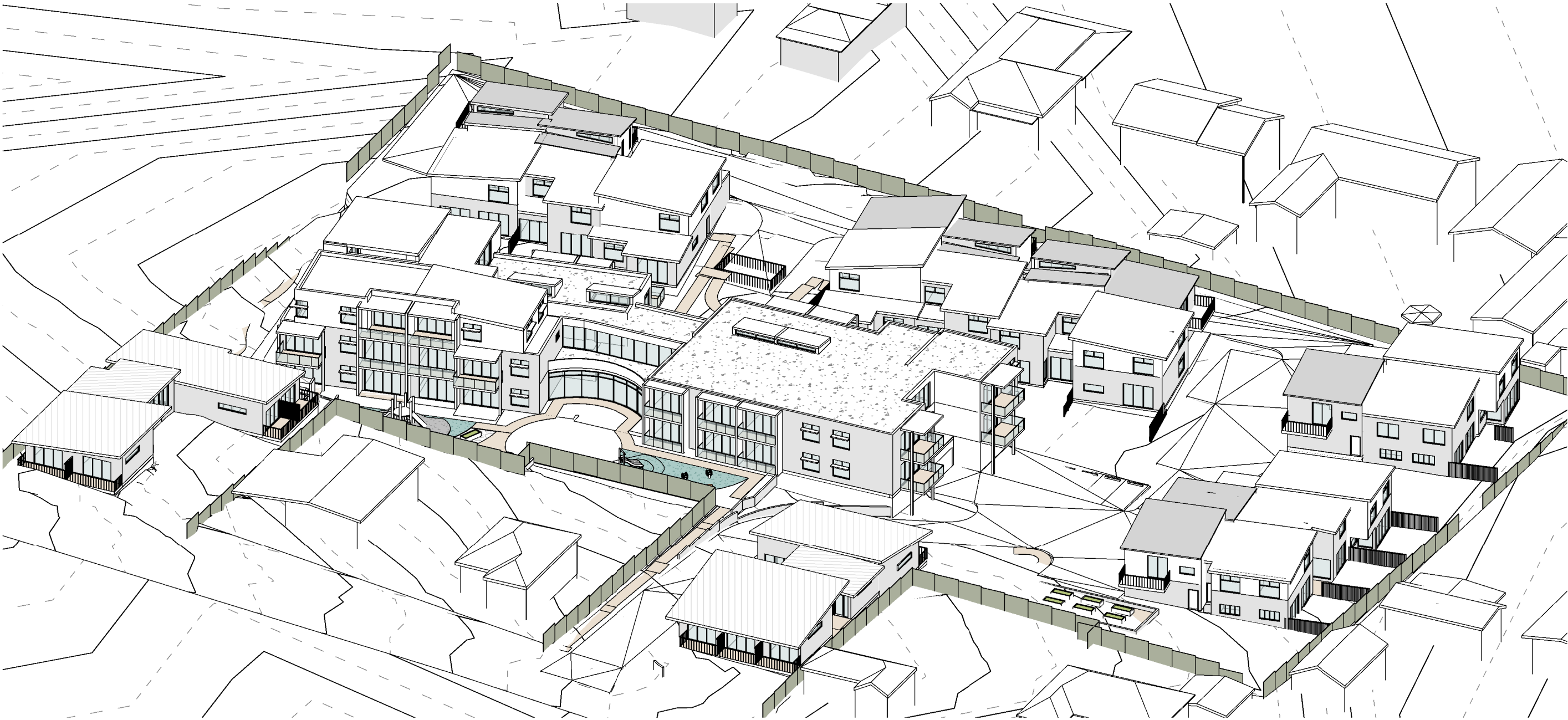
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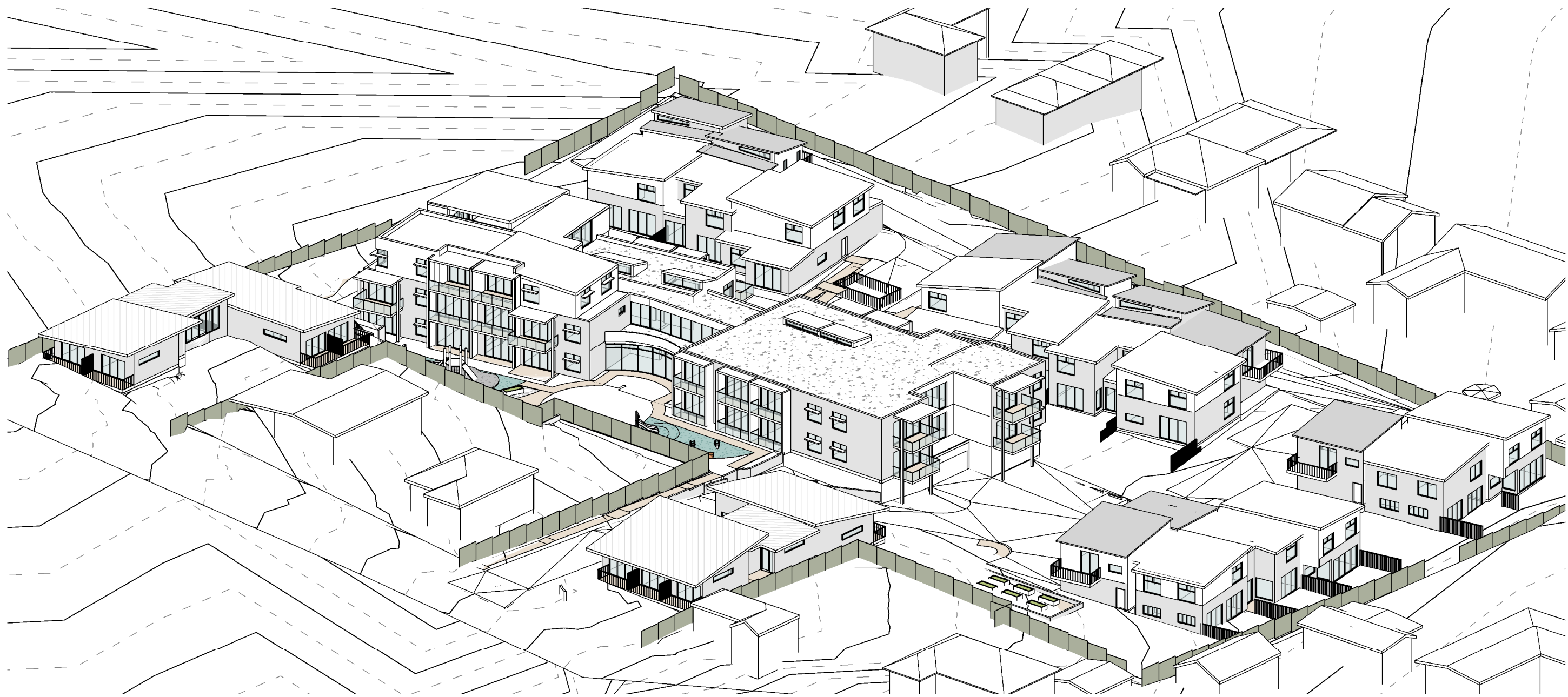
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DEVELOPMENT
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For SOUTHERN CROSS
COMMUNITY HOUSING
SITE
At 108-114 Rawlinson Street Bega

DRAWING
SOLAR AND VENTILATION
DIAGRAMS - FROM SUN ANGLE
VIEWS

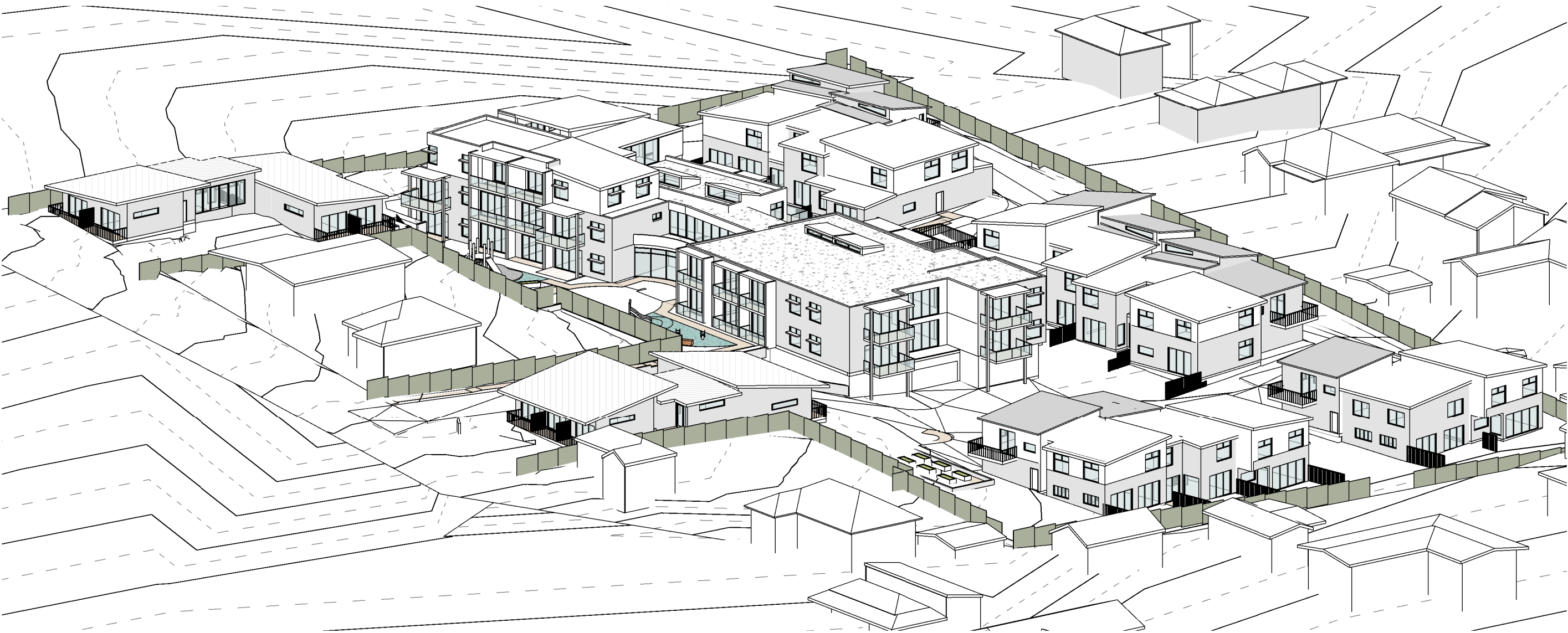
JOB NO 23-0044	SCALES @ A1	DRAWING NO DA15	REV P2
DATE 13.10.23	DRAWN AC	CHECKED GR	No. IN SET



1 Solar Access 1pm



2 Solar Access 2pm



3 Solar Access 3pm

SOLAR ACCESS											
	9AM	10AM	11AM	12PM	1PM	2PM	3PM	LIVING COMPLIES	POS COMPLIES	CROSS-FLOW VENT	
101	✓	✓	✓	✓	✓	✓	✓	✓	●		
102	✓	✓	✓	✓	✓	✓	✓	✓	●		
103	✓	✓	✓	✓	✓	✓	✓	✓			
104	✗	✗	✗	✓	✓	✓	✓	✓	●		↔
105	✗	✗	✗	✓	✓	✓	✓	✓			↔
106	✗	✗	✗	✗	✗	✗	✗	✗			↔
107	✗	✗	✗	✗	✗	✗	✗	✗			↔
108	✗	✗	✗	✗	✗	✗	✗	✗			↔
109	✗	✗	✗	✗	✗	✗	✗	✗			↔
110	✓	✗	✗	✗	✗	✗	✗	✗			↔
111	✗	✗	✗	✓	✓	✓	✓	✓	●		↔
112	✗	✓	✓	✓	✓	✓	✓	✓	●		
113	✓	✓	✓	✓	✓	✓	✓	✓	●		
114	✓	✓	✓	✓	✓	✓	✓	✓	●		
201	✓	✓	✓	✓	✓	✓	✓	✓	●		↔
202	✓	✓	✓	✓	✓	✓	✓	✓	●		
203	✓	✓	✓	✓	✓	✓	✓	✓	●		
204	✗	✗	✗	✓	✓	✓	✓	✓	●		↔
205	✗	✗	✗	✓	✓	✓	✓	✓	●		↔
206	✓	✓	✓	✓	✓	✓	✓	✓	●		↔
207	✓	✓	✓	✓	✓	✓	✓	✓	●		↔
208	✗	✗	✗	✓	✓	✓	✓	✓	●		↔
209	✗	✗	✗	✗	✓	✓	✓	✗			↔
210	✓	✓	✗	✗	✗	✗	✗	✗			↔
211	✓	✓	✓	✓	✓	✓	✓	✓	●		↔
212	✓	✓	✓	✓	✓	✓	✓	✓	●		↔
213	✓	✓	✓	✓	✓	✓	✓	✓	●		↔
214	✓	✓	✓	✓	✓	✓	✓	✓	●		↔
301	✓	✓	✓	✓	✓	✓	✓	✓	●		↔
302	✓	✓	✓	✓	✓	✓	✓	✓	●		↔
303	✓	✓	✗	✗	✗	✗	✗	✗	●		↔
1A	✓	✓	✓	✓	✓	✓	✓	✓	●		↔
1B	✓	✓	✓	✓	✓	✓	✓	✓	●		↔
2A	✗	✗	✗	✓	✓	✓	✓	✓	●		↔
2B	✗	✗	✗	✗	✗	✗	✗	✗	●		↔
3A	✗	✗	✗	✓	✓	✓	✓	✓	●		↔
4A	✓	✓	✓	✓	✓	✓	✓	✓	●		↔
4B	✓	✓	✓	✓	✓	✓	✓	✓	●		↔
5A	✗	✗	✗	✓	✓	✓	✓	✓	●		↔
6A	✗	✗	✗	✓	✓	✓	✓	✓	●		↔
6B	✗	✗	✗	✗	✓	✓	✓	✗			↔
7A	✗	✗	✗	✓	✓	✓	✓	✓	●		↔
7B	✓	✓	✓	✓	✓	✓	✓	✓			↔
8A	✗	✗	✗	✗	✓	✓	✓	✗			↔
8B	✓	✓	✓	✓	✓	✓	✓	✓			↔
9A	✗	✓	✓	✓	✗	✗	✗	✗	●		↔
9B	✓	✓	✓	✗	✗	✗	✗	✗			↔
10A	✗	✗	✓	✓	✓	✓	✓	✓			↔
11A	✗	✓	✓	✓	✓	✓	✓	✓	●		↔
11B	✓	✓	✓	✓	✓	✓	✓	✓			↔
12A	✓	✓	✓	✗	✓	✓	✓	✗	●		↔
12B	✓	✓	✓	✓	✓	✓	✓	✓	●		↔
SUMMARY											
TOTAL 3 HOURS SOLAR ACCESS TO LIVING AREAS								38/52 (73%)			
TOTAL 3 HOURS SOLAR ACCESS TO POS								38/52 (73%)			
TOTAL VENTILATION								34/52 (65%)			
LEGEND											
✓ UNIT ACHIEVES DIRECT SUNLIGHT DURING THIS TIME											
✗ UNIT DOES NOT ACHIEVE SOLAR ACCESS DURING THIS TIME											
● POS RECIEVES SOLAR ACCESS FOR 3 CONSECUTIVE HOURS BETWEEN 9AM - 3PM											
↔ UNIT ACHIEVES CROSS FLOR VENTILATION											

LEGEND

REV	DESCRIPTION	DATE
P1	ISSUE	15.10.23
P2	UPDATED ROOF AND SHADOWS	13.10.23

WOLLONGONG
T 02 4226 3600
NOWRA
T 02 4421 6822
BATEMANS BAY
T 02 4472 7388

W www.iej.com.au E iej@iej.com.au

PROJECT
Proposed AFFORDABLE HOUSING
DEVELOPMENT

CLIENT
For SOUTHERN CROSS
COMMUNITY HOUSING

SITE
At 108-114 Rawlinson Street Bega

DRAWING
SOLAR AND VENTILATION
DIAGRAMS - FROM SUN ANGLE
VIEWS

JOB NO 23-0044	REV.
SCALES 1 : 2 @ A1	DRAWING NO DA16 P2
DATE 13.10.23	REV.
DRAWN AC	No. IN SET
CHECKED GR	



LEGEND

[illegible]

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T 02 4226 3600

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T 02 4421 6822

BATEMANS BAY
T 02 4472 7388



W www.aej.com.au

aej@aej.com.au

PROJECT

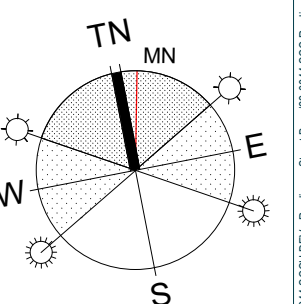
Proposed AFFORDABLE HOUSING DEVELOPMENT

CLIENT
For SOUTHERN CROSS
COMMUNITY HOUSING

SITE
At 108-114 Rawlinson Street Bega

DRAWING

WINTER SHADOW DIAGRAMS



JOB NO 23-0044		S	
SCALES 1 : 500 @ A1		DRAWING NO	REV.
DATE 13.10.23		DA17	P2
DRAWN AC			
CHECKED GR		No. IN SET	